

For Sale

Asking Price: €895,000

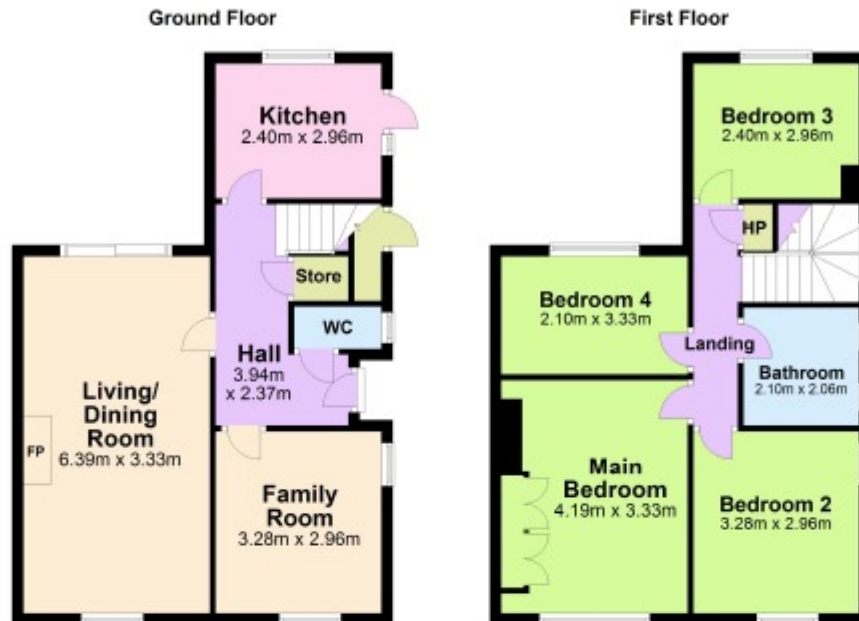


20 Glenomena Park, Booterstown,
Co. Dublin, A94 AH59



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BER D2



Space, light, comfort and a family friendly neighbourhood set the tone for this fine 4 bed semi-detached family home with the bonus of a fantastic rear garden extending to over 90ft. Set in a secluded, mature tree lined road, 20 Glenomena Park is in the heart of South County Dublin's most popular suburbs. Situated off Woodbine Avenue on Glenomena, this property literally has everything on its doorstep with its close proximity to UCD, Blackrock Clinic, St Vincents Hospital, and shopping centres at Merrion, Stillorgan and Blackrock and the N11 giving direct access to the city centre.

No.20 has been well maintained over the years, but would benefit from upgrading throughout and is the ideal buy for the growing family looking to put their own stamp on a home.

Originally built in the 1950's, the accommodation has nice proportions and comprises of an entrance hall with guest w.c., dual aspect living/dining room, family room and kitchen that leads out to the rear garden. On the first floor, there are four double bedrooms and a family bathroom.

Tucked away in a tranquil leafy road just off the N11 the convenience of the location cannot be overstated, with local shopping at the Montrose and on Woodbine Road not to mention being within a short distance of the Merrion Shopping Centre and Blackrock village with its specialty shops, restaurants and boutiques. Recreational amenities are well provided for with Elm Park Golf Club, UCD Belfield, Blackrock Park and Sandymount Strand for leisurely strolls. St Vincent's Hospital is within walking distance as is RTE. Public transport is well catered for with Booterstown DART station within a short stroll, not to mention a superb choice of bus routes on the QBC which runs on both the

Rock Road and N11 and the Air Coach giving a direct link to Dublin Airport. A superb choice of schools is located close by, some of which include Willow Park, Colaiste Iosagain, Colaiste Eoin, St Andrews, St Michaels, Blackrock College and adjacent to UCD.

SPECIAL FEATURES

- Superb location close to UCD and many renowned primary and secondary schools
- Mature, quiet tree-lined road
- Semi-detached home with character
- Rear garden extending to over 90' providing potential to extend the house (subject to planning)
- GFCH
- Broadband available

ACCOMMODATION

Floor Area: 101.4sqm. / 1,091sq.ft approx.

Hall Carpet flooring, two pendant light fittings, wired for alarm, understairs storage, dado rail.

Guest WC Tiled floor, partially tiled walls, wc, wash hand basin, window to side.

Study/ Family Room Carpet flooring, pendant light, window to front and side.

Living / Dining Room Laminate flooring, two pendant light fittings, window to front, sliding doors to rear patio area, open fireplace with gas fire inset, marble hearth, inset and wooden mantle, ceiling coving.

Kitchen Tiled floor, tiled splashback, Shaker style fitted units, Zanussi double oven and gas hob, dishwasher, space for fridge freezer, stainless steel sink unit and drainer, recessed lighting.

Landing Carpet flooring, window to side, dado rail and attic access. Shelves hot press.

Bedroom 1 Double bedroom with carpet flooring, central light, window to front, fitted wardrobes.

Bedroom 2 Double bedroom with carpet flooring, central light, window to front and side

Bedroom 3 Double bedroom with carpet flooring, central light, window overlooking rear gardens.

Bedroom 4 Carpet flooring, double bedroom overlooking rear gardens, central light.

Bathroom Tiled floor and walls, wc, wash hand basin with under storage, bath with Triton T90sr shower, heated towel rail, two windows.

GARDEN

Driveway to the front with off street parking and lawn area to the side with colourful planting. There is gated side access bringing you through to the rear garden.

Raised patio area with ample space for outdoor dining table and chairs.

The rear garden is the real jewel in the crown of this fine home. It is laid mainly in lawn and is very suitable for a young and growing family. With mature trees, plants and shrubs interspersed throughout and a large pebbled area at the very back which is the perfect spot to relax and make the most of the evening sunshine.

BER

BER D2, BER No. 107045742

Energy Performance Indicator: 282.43 kWh/m²/yr



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